



**Girton Farm Bungalow New Lane, Girton,  
Newark, NG23 7HY**

**£340,000**  
Tel: 01636 611 811

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The accommodation comprises a Clive Christian quality fitted kitchen incorporating a Belling range and appliances. The ground floor is open plan with the 22'6 sitting room and staircase area. There are two good sized double bedrooms and a family bathroom, rear entrance porch and boiler room.

A detached two bedroomed bungalow with modernised open plan living accommodation, quality fitted kitchen and grounds including a small paddock extending to 0.537 acre or thereabouts. The property stands in delightful rural surroundings. New Lane is a tranquil and peaceful tree lined area with a number of residential, equestrian and small holdings within the immediate vicinity.

Externally the property has an extensive block paved area and a detached single garage. There are two impressive gated entrances to the property and a small paddock with a tree lined boundary.

New Lane lies to the east of the A1133 and the small village of Girton. The area is approximately 9 miles from Newark. The village of Collingham, within 3 miles, provides an excellent range of amenities including a primary school, Co-operative store, medical centre and family butchers. There is a railway station at Collingham with regular services to Newark, Lincoln and Nottingham. Communications in the area are excellent with access points to the A1 and A46 trunk roads this side of Newark. The main East Coast railway services are capable of journey times between Newark Northgate and London King's Cross in just over 75 minutes.

The bungalow was built circa 1965 and within the last four years restored and modernised. Central heating is propane gas and the windows are uPVC double glazed. The property is traditionally built with cavity brick elevations under a pitched tiled roof. The following accommodation is provided:

## GROUND FLOOR

### FRONT ENTRANCE PORCH

Front entrance door, tiled floor

### DINING KITCHEN

22'6 x 11'4 (6.86m x 3.45m)



Clive Christian quality fitted kitchen units including wall cupboards, base units and marble working surfaces. There is an island unit with inset sink unit and integrated cooler. The fittings also incorporate a dresser unit and Belling range cooker. Radiator and walk in cupboard.



### SITTING ROOM AREA

22'6 x 15'6 (6.86m x 4.72m)  
(including the stair well area)



Fireplace to include fitted electric fire, two radiators, LED lighting.



### UTILITY

8'1 x 4'7 (2.46m x 1.40m)

With Navien LPG boiler, tiled floor.

### BATHROOM

6'4 x 6'3 (1.93m x 1.91m)



Bath with electric shower over, basin, low suite WC. Fully tiled walls, chrome heated towel rail.

### FIRST FLOOR

### LANDING

### BEDROOM ONE

10'10 x 8'3 (3.30m x 2.51m)



Gable window and two Velux roof lights.

### BEDROOM TWO

13'9 x 9'10 (4.19m x 3.00m)



Gable window, two Velux roof lights and built in cupboard.

### OUTSIDE



Impressive double entrance gates provide access to the property. There is an extensive walled frontage and block paved area.

Detached single garage of pre-cast concrete construction.

There is a second gated access to the rear of the property.

### OUTBUILDING

30' x 12' (9.14m x 3.66m)

(overall measurements)



A useful timber clad outbuilding providing a hobby room and two store rooms.



### **FURNITURE, FIXTURES & FITTINGS**

Furnishings throughout the property are available if required except the glass tables. Carpets and blinds are included. Curtains are not included.

### **NOTE**

Land to the rear of the property with separate access will be retained by the seller for potential residential development.

### **SERVICES**

Mains water and electricity are connected to the property. Drainage is by means of a septic tank.

### **TENURE**

The property is freehold.

### **VIEWING**

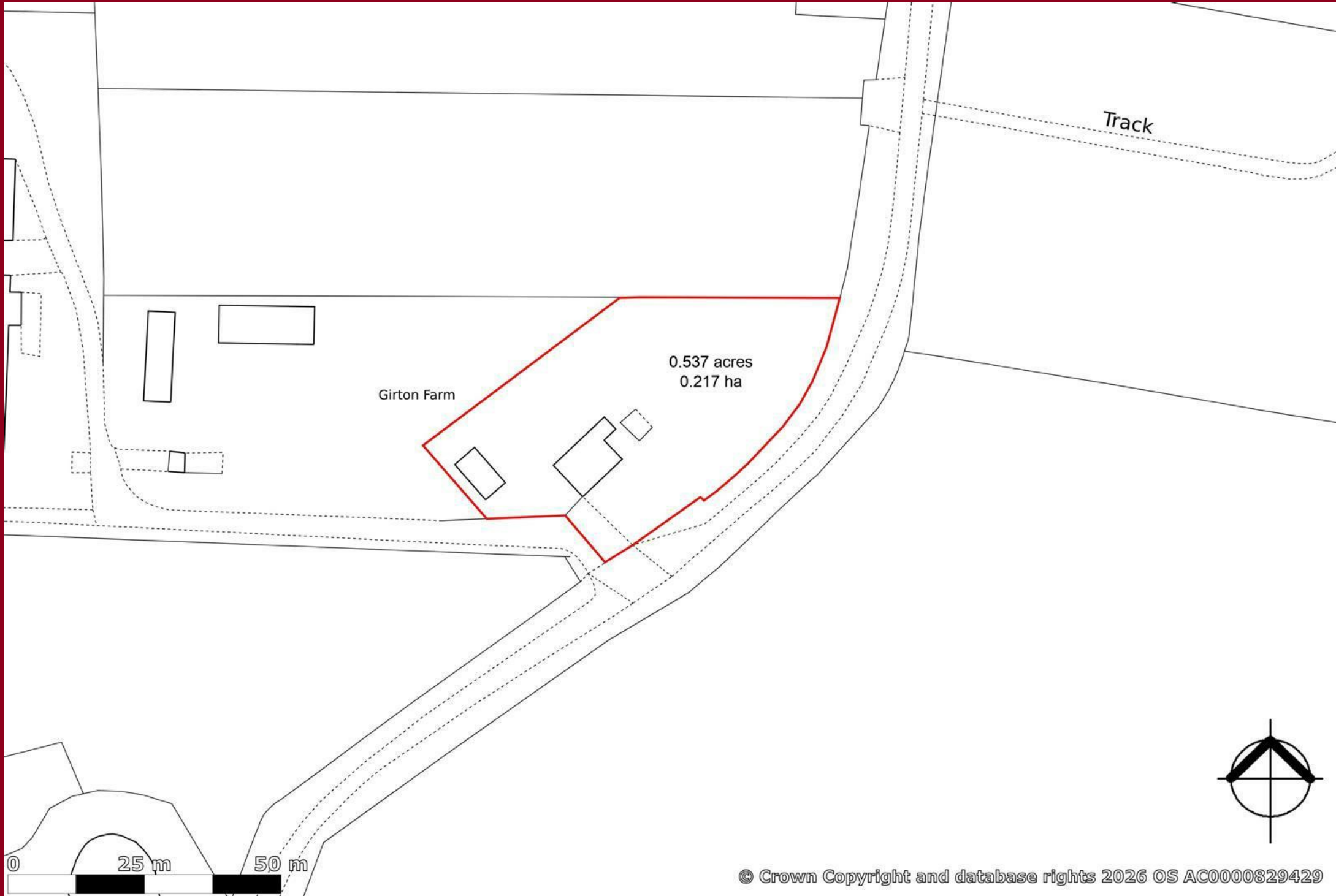
Strictly by appointment with the selling agents.

### **MORTGAGE**

Mortgage advice is available through our Mortgage Adviser. Your home is at risk if you do not keep up repayments on a mortgage or other loan secured on it.

### **COUNCIL TAX**

The property comes under Newark and Sherwood District Council Tax Band B.



Girton Farm

0.537 acres  
0.217 ha

Track

0 25 m 50 m



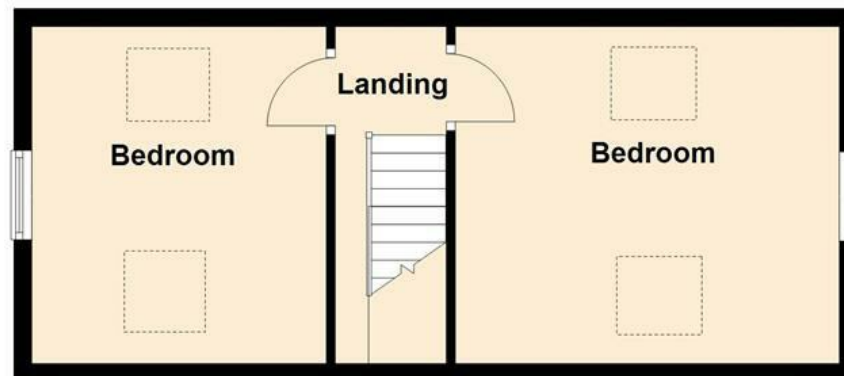
## Ground Floor

Approx. 68.4 sq. metres (736.4 sq. feet)



## First Floor

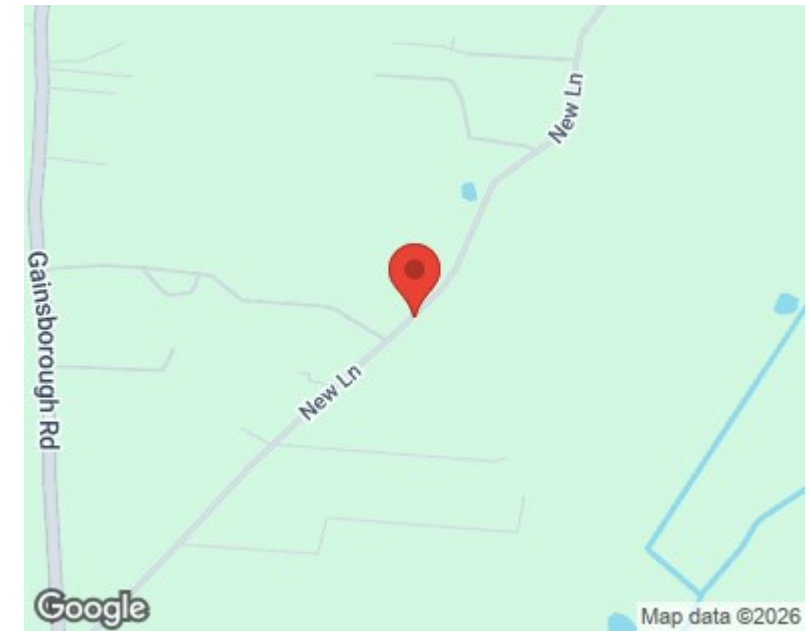
Approx. 34.1 sq. metres (367.5 sq. feet)



Total area: approx. 102.6 sq. metres (1103.9 sq. feet)



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		54
(21-38) <b>F</b>		
(1-20) <b>G</b>	8	
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>		EU Directive 2002/91/EC



*These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property. Any fixtures and fittings not mentioned in these details are excluded from the sale price. No services or appliances which may have been included in these details have been tested by the selling agent and therefore cannot be guaranteed to be in good working order.*

*As part of the service we offer we may recommend ancillary services to you such as mortgage advice, solicitors and surveyors which we believe will help with your property transaction. We wish to make you aware that should you decide to proceed we may receive a referral fee or equivalent. This could be a fee, commission, payment or other reward. We will not refer your details unless you have provided consent for us to do so. You are not under any obligation to provide us with your consent or to use any of these services. You are also free to choose an alternative provider.*

Thinking of selling? For a FREE no obligation quotation call 01636 611 811



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